

PLANNING COMMISSION MEETING
February 25, 2019

Meeting Called to Order
Roll Call and Pledge
New Business
Applications:

1. Case No. 1902 – Site Plan Approval – 3850 Goodman Rd. [Regions Bank]
2. Case No. 1903 – Site Plan Approval – 4065 Goodman Rd. [ALDI Food Store]
3. Case No. 1904 – Plant Revision – Turman Farms Lot 1 Area 4
4. Case No. 1905 – PUD Amendment – Weatherstone PUD

Old Business

STATE OF MISSISSIPPI
COUNTY OF DESOTO
CITY OF HORN LAKE

Be it remembered that a City of Horn Lake Planning Commission meeting was held in the City Hall Court Room on Monday, February 25, 2019 at 6:00 PM, this being the time and place for said meeting.

PRESENT: Commissioners: Debbie Holden, Robert Kendall, Danny Klein, Sharon Magee,
Amy Marshall, Larry Ray, Jimmy Stokes and Janice Vidal
Staff: Willie Davidson Jr. – Planning Director
ABSENT: Commissioners:

The minutes from the January 28, 2019 meeting were reviewed and Commissioner Klein made a motion to approve the minutes as submitted, seconded by Commissioner Holden and passed with a unanimous vote.

New Business

1. Case No. 1902 – Request Site Plan Approval – 3850 Goodman Rd. [Regions Bank]

Staff introduced the application as a request for site plan approval for the construction of a Regions Bank to be located at 3850 Goodman Rd. The subject property is Lot 4 of the Property Commerce Subdivision which was recorded on July 6, 1999. The property is located on the northeast corner of the intersection of Goodman Road and Horn Lake Road and is currently zoned C-4 Planned Commercial District. The property is located within the area comprising the City's original incorporation. The property is currently vacant.

Site Plan

The site is oriented so that the proposed building is located on the north side of Goodman Road West sharing a common drive with Taco Bell to the west and Shopping Center to the north. Vehicular access will be by access drives located on the common drive shared by the site. The proposed building will be 3,389 square feet in size. This results in 14 required parking spaces plus 4 que spaces for each drive thru teller. The plan provides 17 parking spaces and adequate que spaces for each drive thru teller. ADA parking is provided in the adjacent parking area to the south of the building. Drainage will be provided.

Building Elevations & Materials

The building will be positioned at the northwest corner of the lot. The main entrance will be on the south façade of the building. All facades of the building will have a combination of brick veneer and EIFS. The brick veneer will be a various shades of dark grey and the EIFS will be light grey. Pre-fabricated aluminum canopies will be located on the east and south facades of the building. Renderings of the exterior have been provided.

Landscaping

The site will have Canopy Trees along the parameter of the property. The parking area will be consist of canopy trees and shrubs. A landscaping plan has been provided along with a planting list detailing the various types of trees and shrubbery.

Staff recommendation was for approval subject to staff comments.

Mark Naylor, with The Roberts Group, was present to answer any questions from the Commission. Mr. Naylor gave a brief overview of the project. Commissioner Marshall wanted clarification on the ingress and egress of the lot and the relation to the commercial properties to the east and west. Mr. Naylor confirmed that the project will require 2 curb cuts that will be located on the shared use road in between the proposed project and the Taco Bell to the west.

Commissioner Stokes asked if the Regions branch, located at Bull Frog Corner, will remain open. Mr. Naylor was not sure but could possibly anticipate the closure of the location at Bull Frog Corner. Mr. Naylor explained that the proposed branch will offer more office space and services.

There being no further questions, Commissioner Stokes made a motion to grant Site Plan approval for the Regions Bank located at 3850 Goodman Rd. subject to Staff Comments. There being no additional conditions the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

2. Case No. 1903 – Request Site Plan Approval – 4065 Goodman Rd. [ALDI Food Store]

Staff introduced the application as a request for site plan approval for the construction of an ALDI Food Store to be located at 4065 Goodman Rd. The subject property is located south of Goodman Road West, as part of parcel 108932000 0000101. The property is currently vacant and is zoned C-1 Neighborhood Commercial District within the Planned Unit Development. The Planning Commission and Board of Aldermen recommended approval of rezoning the property to PUD on November 19, 1996, and the Desoto County Planning Commission approved the rezoning of the property to PUD January 6, 1997.

Site Plan

The proposed lot is a corner lot and will have frontage along Goodman Road West and Horn Lake Road. Vehicular access will be by access drives located on Goodman Road and Horn Lake Road. The proposed building will be 19,054 square feet in size with a gross leasable area of 12,879 square feet. This results in 65 required parking spaces and the plan proposes 107 spaces. ADA parking is provided in the adjacent parking areas to the north and east of the building. An on-site detention area is located at the northeast corner of the lot.

Building and Materials

The long axis of the building will run east-west. The main entrance will be on the northeast corner of the building. All facades of the building will have a combination of masonry veneer and split face cmu. The mason veneer will be a combination of “Old Williamsburg” and “Redwood”. The entrance feature will also include fiber cement panels resembling vintage wood and silver aluminum composite panels. The entrance will also include a silver aluminum canopy. Renderings of the exterior have been provided.

Landscaping

The site will have Canopy Trees along the north, northeast, and east borders of the property. The parking area will be landscaped as well. The tree schedule consist of Bosque Elms and Tonto Crepe Myrtles. A landscaping plan has been provided.

Staff recommendation was for approval subject to staff comments.

Kelly Heitt, with CESO, Inc., was present to answer any questions from the Commission. Commissioner Magee asked if the ALDI location in Southaven would remain open. Ms.

Heitt said the location in Southaven would remain open and the proposed site in Horn Lake would offer more specialty products. Commissioner Magee asked if the site would have entrances on Goodman Rd. or Horn Lake Rd. Ms. Heitt confirmed that entrances are proposed for Goodman Rd. and Horn Lake Rd. Ms. Heitt explained that there was a traffic study being done for the entrance on Goodman Rd which has been required by MDOT. Commissioner Magee requested a copy of the traffic study, for the commission, once it is completed. Ms. Heitt confirmed that they would supply a copy.

There being no further questions, Commissioner Holden made a motion to grant Site Plan approval for the ALDI Food Store located at 4065 Goodman Rd. subject to Staff Comments. There being no additional conditions the motion was seconded by Commissioner Kendall. The motion passed by a 7 to 0 vote in favor, with Commissioner Stokes abstaining.

3. Case No. 1904 – Plat Revision – Turman Farms Lot 1 Area 4

Staff introduced the application as a request for Plat Revision of Lot 1 Area 4 of the Turman Farms PUD. The subject property was approved for rezoning from R-1 and R-3 to PUD Planned Unit Development by the Planning Commission on August 22, 2005 and by the Board of Aldermen on September 19, 2006

Mr. Robbie Jones, with Jones-Davis and Associates, was present to answer questions from the Commission. Mr. Jones confirmed that the additional acreage would be utilize to expand parking on the west side of the property. Commissioner Magee asked if the parking would be for customer or employee parking. Mr. Jones stated that the parking would be utilized by the business for employee parking and customer parking.

There being no further questions for Mr. Jones, Commissioner Klein made the motion to recommend to approve the First Addition to the First Revision to the Final Plat of Lot 1 Area 4 Turman Farms PUD, subject to Staff Comments and the following conditions.

There being no additional conditions the motion was seconded by Commissioner Marshall. The motion passed by a unanimous vote in favor.

4. Case No. 1904 – PUD Amendment – Weatherstone PUD

Staff introduced the application as a request for approval of a Planned Unit Development (PUD) Text Amendment of the Weatherstone PUD. The subject property was approved for rezoning from A-R to PUD Planned Unit Development by the Desoto County Planning Commission on January 25, 2001. This property was incorporated into the Horn Lake City Limits April 18, 2002.

The specific request is to amend the existing PUD text to reflect the existing as-built structures and conditions of the RM-6 Multi-Family portion.

The highlighted areas in the original PUD will be reflect the following changes;

Page 2: Permitted Uses

- a) “Multifamily Apartments” included in text
- b) “Apartments” included in text

Page 2: Additional Regulations

- a) “Max of 12 attached Townhome or Apartment units (or any combination)” included in text
- b) “Two-story apartment” included in text and area is revised to 2100 square feet
- c) Minimum size revised to 2100 square feet
- d) No change
- e) No change
- f) Item F added in accordance of most recent survey of the property.

Page 3; the Density of the RM-6 District

Density revised from 46 units per 5.95 acres = 7.73 to 81 units per 5.73 acres = 14.14

Mr. Robbie Jones, with Jones-Davis and Associates, was present to answer questions from the Commission. Mr. Jones provided background why the PUD amendment was being pursued. Mr. Jones explained that the property owner was trying to secure funding and questions arose about the PUD text versus what was physically on site.

Commissioner Magee opened the floor for comments in regards to this agenda item being that it required a public hearing. Mr. Francis J. Miller inquired if more apartments would be built and if this process was simply to make the PUD legal with what is on site. Mr. Jones stated that at this time there were no request to build any more apartments and he confirmed that the request was too make everything legal on site.

There being no further discussion or questions for Staff, Commissioner Vidal made a motion to recommend approval to the Board of Aldermen the amendment of Weatherstone PUD text reflecting existing as-built structures and conditions of the RM-6 District of the PUD, subject to Staff Comments and the following conditions.

There being no additional conditions the motion was seconded by Commissioner Ray. The motion passed by a majority vote in favor.

Respectfully typed and submitted,

Willie Davidson, Jr. – City of Horn Lake Planning Director